

Applicant	Premier Developers III Associates/Aquatania		
Request	Site Plan Level IV Approval /IOA		
Location	545 Bayshore Drive		
Legal Description	Birch Ocean Front Subdivision, P.B. 19, P. 26, Block 7, Lots 4, 5 and 6		
Property Size	50,520/1.16 acres		
Zoning	IOA, Intracoastal Overlook Area		
Existing Land Use	Vacant parcel		
Future Land Use Designation	Regional Activity Center, Central Beach Area		
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Permitted Uses, Central Beach Regional Activity Center		
Other Required Approvals	City Commission Approval of Site Plan		
Applicable ULDR Sections	47-12, Central Beach District Requirements 47-25.2, Adequacy Requirements 47-25.3, Neighborhood Compatibility Requirements		
Setbacks/Yards	Required	Minimum permitted per Site Plan Level IV	Proposed
	Front	20' (both principal bldg and amenity bldg)	20' (principal bldg) ±52' (amenity bldg)
	Rear	½ height at building height location (both principal bldg and amenity bldg)	20' (principal bldg) ±48' (amenity bldg)
	Side	½ height at building height location (both principal bldg and amenity bldg)	Principal Bldg: 40' (North) and 40' (South) Amenity Bldg: 10'
	Required		Proposed
Lot Density	55 Maximum Permitted (48 du/ac)		69 (60 du/ac)
Lot Width	N/A		±320'
Building Height	120' Maximum		149'-8" (principal bldg., assuming the roof is not habitable) ±25' (amenity bldg)
Structure Length	200' max.		Principal Bldg: 216' (N-S) and 126' (E-W) Amenity Bldg: ±40' (N-S) and ±68' (E-W)
Floor Area Ratio	None Required		4.21 4.96 w/garage
VUA Landscaping	297 SF		2,884 SF
Landscaping Lot Coverage	12,630 SF		13,041 SF
Open Space	N/A		N/A

Parking	145	145
Notification Requirements	Sign notice along each right-of-way and along the Waterway (Sec. 47-27.4)	
Action Required	Determine whether the proposed development meets the standards and requirements of the ULDR and criteria for site plan level IV development and shall forward its recommendation to the City Commission.	
Project Planner	Name and Title	Initials
	Donald Morris, AICP, Planner III	
	Chris Barton, AICP, RLA, Principal Planner	
	Greg Brewton, Acting Planning and Zoning Services Manager	
Authorized By		
Approved By		

Property/Project Description:

This is a request to construct a fourteen (14) story structure with eleven (11) residential floors over three levels of parking. One of the parking levels is one level below grade, together with two residential units that face the Intracoastal waterway and a lobby area on the first floor) sixty-nine (69) unit multi-family building, and a two story amenity building in the IOA zoning district in the Central Beach Regional Activity Center (RAC). A similar project (PZ Case 78-R-03) was proposed for this site, which recommendation was denied by the Planning and Zoning Board on November 19, 2003 (Planning and Zoning Board minutes are attached as **Exhibit 1**). The City Commission ultimately denied the application on February 3, 2004.

This proposal differs from the previous application in that the height of the building has been increased from one hundred and twenty feet (120') to one hundred forty nine feet eight inches (149'-8") and density has been increased from forty eight (48) du/acre to sixty (60) du/acre. It has also since been determined the original proposed building length exceeded the 200' maximum. This proposal was on the July 21, 2004 agenda, deferred to the September 14, 2004 agenda, and finally deferred to this agenda, all at the applicant's request.

Applications for development permits are reviewed to determine if the proposal conforms to standard development criteria as stipulated in the ULDR (building height, density, building length, setbacks, etc). When this initial review is completed, and it has been determined that the standard development criteria have been met, the application is then reviewed for compliance with design criteria (i.e. neighborhood compatibility including bulk controls, massing guidelines, street level guidelines, vehicular and pedestrian circulation, exterior site improvements and defensible space). Since this proposal exceeds the maximum building height, density and building length requirements as stipulated by the ULDR, a review of the proposed design was not conducted, as the project as proposed violates the development criteria of the ULDR and therefore cannot be approved.

Staff Determination:

Staff finds that this proposal fails to comply with ULDR Sections 47-12.5.D.2 *Height*, 47-12.5.D.3 *Density*, and 47-12.5.D.5 *Length and Width*.

Planning and Zoning Board Review Options:

The Planning and Zoning Board shall determine whether the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level IV development and shall forward its recommendation to the City Commission.

PZ30-R-04/11-17-04/DM